



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 19, 2019

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 6
DEPARTMENT

SUBJECT: P17-0690 GENERAL PLAN AMENDMENT, P17-0691 ZONING CODE AMENDMENT, P17-0692 CONDITIONAL USE PERMIT, P17-0693 PARCEL MAP, AND P17-0694 DESIGN REVIEW BY MICHAEL SCARBOROUGH OF 3K1 CONSULTING, LLC FOR THE CONSTRUCTION OF A 6,208 SQUARE FOOT AUTOMATED CAR WASH FACILITY LOCATED AT THE NORTHEAST CORNER OF CALIFORNIA AND HOLE AVENUES

ISSUE:

Approve a proposal by Michael Scarbrough of SK1 Consulting, LLC, to permit the entitlements for the construction of a 6,208 square foot automated car wash facility on the corner of California and Hole Avenues including: 1) General Plan Amendment to amend the land use designation of a portion of the proposed project site from MDR - Medium Density Residential to C - Commercial; 2) Zoning Code Amendment to change the zone from R-1-7000 - Single-Family Residential Zone to CR - Commercial Retail Zone; 3) Conditional Use Permit to permit a vehicle wash facility; 4) Tentative Parcel Map No. 37475 to subdivide the 1.86 acre site into two parcels (0.46 acres and 1.39 acres); and 5) Design Review of project plans.

RECOMMENDATIONS:

That the City Council:

1. Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Negative Declaration;
2. Approve Planning Cases P17-0690 General Plan Amendment, P17-0691 Zoning Code Map Amendment, P17-0692 Conditional Use Permit, P17-0693 Parcel Map, and P17-0694 Design Review, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 1.39 acres of land from MDR – Medium Density Residential to C – Commercial; and
4. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On September 19, 2019, the City Planning Commission recommended approval of Planning Cases P17-0690, P17-0691, P17-0692, P17-0693, and P17-0694, by a vote of 6 ayes, 0 noes and 0 abstentions, with recommended modifications to the conditions (Attachment 3 and Attachment 4).

BACKGROUND

The 1.85-acre site is comprised of a single vacant parcel (one legal lot), bisected by California Avenue. Surrounding land uses include vacant property and single family residences to the north, multi-family residences to the south, commercial and single-family residences to the east, and single family residences to the west.

On March 8, 1977, the City Council approved an amendment to the Circulation and Transportation Element of the General Plan (Planning Case GP-10-767), to extend California Avenue, which resulted in the bisection of the subject property.

On August 22, 1978, the City Council denied a Zoning Code Amendment (Planning Case R-111-767) to rezone the subject property from the R-1-65 – Single Family Residential Zone to the C-3 – General Commercial Zone.

On June 18, 1998, the City Council approved Parcel Map No. 28844, which would have established the two properties as two legal lots. The Parcel Map was never recorded, and has since expired.

DISCUSSION:

Project Description

The applicant is requesting approval of the following entitlements to establish a 6,208 square foot automated vehicle wash facility on the corner of California and Hole Avenues: 1) General Plan Amendment to amend the land use designation from MDR - Medium Density Residential to C - Commercial; 2) Zoning Code Amendment to change the zone from R-1-7000 - Single-Family Residential Zone to CR - Commercial Retail Zone; 3) Conditional Use Permit to permit a vehicle wash facility; 4) Tentative Parcel Map No. 37475 to subdivide the 1.85 acre site into 2 parcels (0.46 acres and 1.39 acres); and 5) Design Review of the project plans.

The parcel consists of two lots bisected by California Avenue: a 1.39-acre lot on the east side of California Avenue (the subject property), north of Hole Avenue, and a 0.46-acre lot on the west side of California Avenue. The applicant is proposing a parcel map to create two separate legal lots because they are bisected by California Avenue and cannot be developed together. A General Plan Amendment and Zoning Code Amendment are proposed for the 1.39 acre parcel only. The proposed vehicle wash facility will be fully contained on this parcel. No development is proposed for the 0.46 acre parcel at this time.

The proposed vehicle wash facility will consist of a one-story building with a single vehicle wash tunnel, two vacuum rooms, an equipment room, two restrooms, an office, and an employee break room. Thirty-one covered, combination vacuum stalls/parking spaces are provided to the east of the vehicle wash building.

The architectural design of the building is modern with Spanish influences and includes a mix of parapet and hip tile roofs, smooth stucco, stone veneer, metal awnings, and aluminum accent green screens. A steel pergola is proposed at the vehicle wash exit adjacent to California and Hole Avenues. Large windows are also proposed facing California Avenue. Access to the site will be provided from a 30-foot wide driveway on Hole Avenue.

The conceptual landscape design features a variety of trees and water-efficient ground cover plants around property lines and landscape planters in the parking lot. A bio-retention basin is proposed behind a landscaped setback along Hole Avenue.

Staff supports the project as a compatible use at the proposed location. The vehicle wash facility is complimentary to the nearby commercial and residential uses, and the project has been designed consistent with the Citywide Design Guidelines.

For additional background, please refer to the September 19, 2019, City Planning Commission staff report (Attachment 5).

FISCAL IMPACT:

There is no impact associated with this report, since all project costs are borne by the applicant.

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. General Plan Amendment Resolution
2. Zoning Code Amendment Ordinance
3. City Planning Commission Revised Conditions of Approval
4. City Planning Commission Minutes – September 19, 2019
5. City Planning Commission Report – September 19, 2019
6. Presentation